

NOTICE OF MASTER IN EQUITY SALE
CASE NO.2012-CP-02-3203

BY VIRTUE OF A DECREE of the Court of Common Pleas for Aiken County, South Carolina, heretofore issued in the case of The Bank of New York Mellon Trust Company, N.A., as Trustee for Origen Manufactured Housing Contract Trust 2004-A, against The Estate of Harriett H. Mason, *et al.*, the Master in Equity for Aiken County, or his agent, will sell on October 7, 2013, at 11:00 am, at Aiken County Courthouse, Aiken, SC, to the highest bidder.

ALL those three (3) certain pieces, parcels or lots of land, situate, lying and being North of Reynolds Pond Road about one (1) mile East of South Carolina Highway No. 19 North, approximately three (3) miles North of the City of Aiken, in Aiken County, South Carolina, and designated as Lot Nos. 37, 38 and 39 on a plat of Midway Estates, recorded in Plat Book 2, at Page 112, Office of the RMC for Aiken County and bounded and measuring together as follows: NORTHEAST by Marshall Drive, 152 feet; NORTHEAST by Lot No. 40 on said plat, 154.4 feet; EAST by Lot No. 44 on said plat, 18 feet; SOUTHEAST by Lot No. 36 on said plat, 160 feet; SOUTHWEST by Stillwell Drive, 136 feet; and WEST by the intersection of Marshall Drive and Stillwell Drive 35.5 feet. All measurements being more or less.

This being the identical property conveyed to Roger D. Mason and Harriett H. Mason by deed from Calvin Ray Beck, dated May 21, 1987, recorded July 2, 1987, in the Office of the Aiken County Register in Book 993, Page 123.

Subsequently, Roger D. Mason died and a Deed of Distribution conveying the property to Harriett H. Mason, Melissa M. Will, Cary Lee Mason and Bradley Mason was recorded on March 24, 2005, in Book 2500 at Page 22.

Subsequently, Cary Lee Mason conveyed his portion of the property to Harriett H. Mason by Deed recorded on March 29, 2005, in Book 2500 at Page 319; Bradley Dale Mason conveyed his portion of the property to Harriett H. Mason by Deed recorded on March 29, 2005, in Book 2500 at Page 327; and Melissa M. Wall conveyed her portion of the property to Harriett H. Mason by Deed recorded on March 29, 2005, in Book 2500 at Page 339..

Property Description: 20 Saddlebred Loop, Aiken, SC 29801

TMS #119-05-04-006 (land) and 777-00-08-179 (mobile home)

Mobile Home Information: 2003 Fleetwood, serial no.GAFL275AB74373-BP11


TERMS OF SALE: For cash. The purchaser to pay for papers and recording fees for deed, and that the successful bidder, other than the Plaintiff herein, do, upon the acceptance of his or her bid, deposit with the Master in Equity for Aiken County a certified check or cash in the amount equal to 5% of the amount of the bid, by 1:00 pm on the day of the sale and bid or immediately if directed by the Judge, same to be applied on the purchase money only upon compliance with the bid, but in case of non-compliance within twenty (20) days, the deposit of 5% is to be forfeited and applied to Plaintiff's Judgment debt and the property re-advertised for sale upon the same terms at the risk of the former highest bidder. Purchaser to pay for deed recording fees and deed stamps.

Deficiency judgment not being demanded, the bidding will not remain open after the sale, but compliance with the bid may be made immediately.

The property will be sold subject to any past due or accruing property taxes, assessments, existing easements and restrictions of record and any other senior encumbrances.

The successful bidder will be required to pay interest on the amount of the bid from the date of sale to date of compliance with the bid at the interest rate of 7.75% per annum.

The Plaintiff does not warrant its title search to purchases at foreclosure sale or other third parties, who should have their own title search performed on the subject property.


Maurice A. Griffith
Master in Equity for Aiken County

Aiken, South Carolina
September 12, 2013
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